




99 Clydesdale Road, Bellshill, Lanarkshire ML4 2QH
£46,000




Empire are delighted to bring to the market a perfect opportunity for a first time buyer, this modern spacious back and front door 1 bedroom ground floor flat in Bellshill.

Located minutes from Bellshill train station and Bellshill Town Centre and also conveniently situated for both the M74 and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow.

The property consists of a bright welcoming hallway leading through to a large spacious bedroom with fitted wardrobes, good size bathroom with three piece suite including shower over bath, sizable lounge with space for dining and fully fitted kitchen giving access to rear shared gardens, gas central heating and double glazing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

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